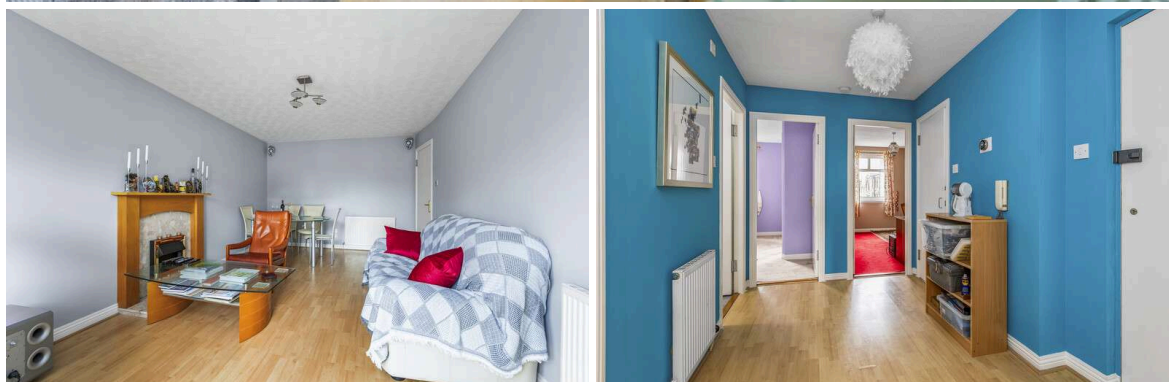




3/8 Sinclair Close
SHANDON | EDINBURGH | EH11 1US


warners
solicitors & estate agents



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Surrounded by manicured communal grounds and moments from excellent amenities, quick transport links and vast open green spaces is this spacious top floor apartment. Boasting an allocated parking space, huge loft storage, gas central heating and double glazing this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with storage cupboard and box room with loft access, a bright lounge with generous dining space and feature fireplace, a separate kitchen with attractive fitted units, a master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, second well-proportioned double bedroom with further built-in mirrored wardrobe and the immaculate flat is completed by a stylish main bathroom with shower over bath. Sinclair Close is nestled at the top of Robertson Avenue and accessed further just off Stewart Terrace .

- Modern top floor apartment
- Manicured communal grounds and allocated parking
- Loft storage, gas central heating with Google nest and double glazing
- Welcoming hallway
- Bright lounge with generous dining space wired with surround sound
- Contemporary kitchen with attractive units
- Two double bedrooms and two bathrooms
- Huge storage area in loft

Curtains, blinds, storage unit in box room, washing machine, oven/hob, dishwasher and TV in kitchen all included. Furniture and potentially parts of AV system subject to negotiation.

EPC Rating C. Council tax band E.

Factor fees, which cover upkeep of the communal areas, including gardening, fountains and cleaning of the stairs are currently approximately £120 a month. This was recently increased by £40 for a time-limited period to establish a property fund to refresh the common stairs.

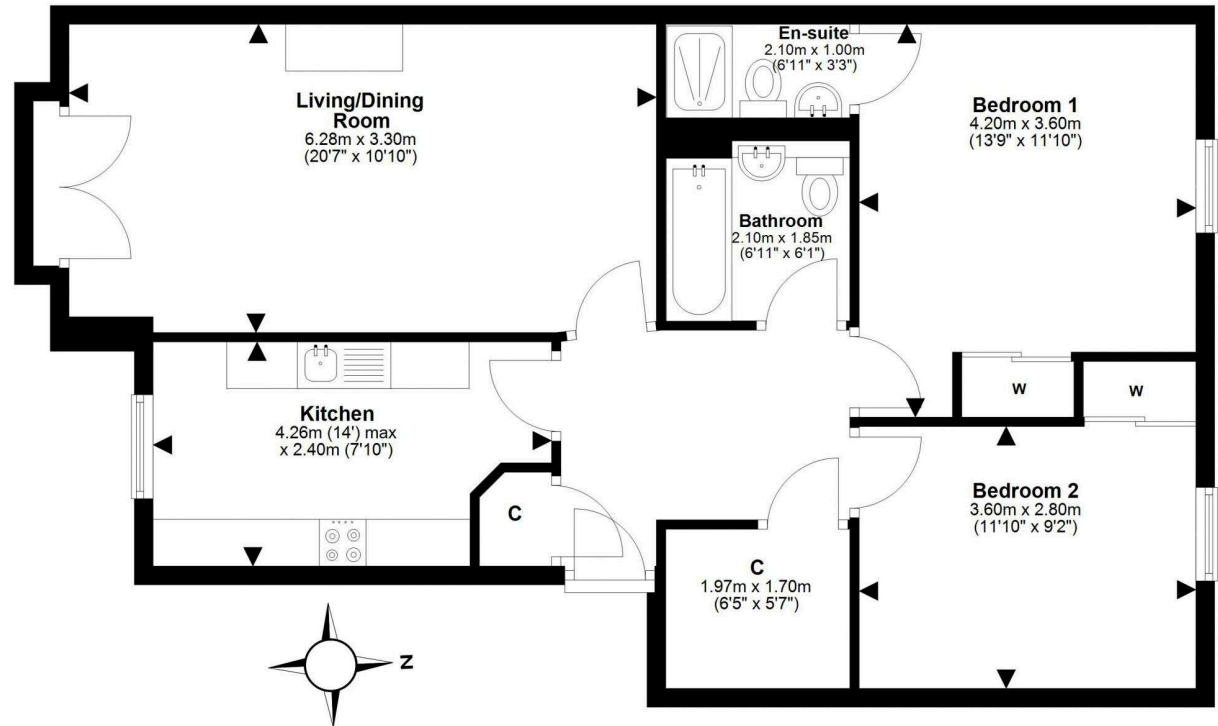
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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The sought-after Shandon area of Edinburgh lies a short distance south of the city centre. The property is just a few minutes from all the amenities Shandon, Gorgie and Dalry have to offer. Leisure wise the choice is excellent and includes a number of bars and restaurants with further facilities to be found at the impressive Fountain Park Leisure Complex. Nearby Harrison Park and the scenic walkways of the Union Canal provide further leisure opportunities. Schooling is well represented from nursery to senior level, with Napier and Edinburgh Universities on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway station is a short journey away





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.